

ZB# 71-24

Ed Moulton

(no SBL given)

71-24

Ed
Moulton

Public Hearing
Dec. 20, 1971 -
8 p.m.

~~closed~~
file

Rec'd -
3/1/72

12:30 PM

71

mo

PUBLIC NOTICE OF
HEARING APPEAL BEFORE
THE ZONING BOARD OF
APPEALS
PLEASE TAKE NOTICE that
the Zoning Board of Appeals of
the Town of New Windsor, New
York will hold a public hearing
pursuant to Section 48-33A of the
Zoning Ordinance on the following
proposition:
Appeal No. 24
Request of EDCO MOULTON
for a Variance of the regulations
of the Zoning Ordinance to per-
mit professional offices in an RA
district, being a Variance, ~~under~~
~~Section 48-33A of Article (III)~~
Section 48-71 for property owned
by him situated as follows: No
269 Quassaick Avenue, New
Windsor, N.Y.
SAID HEARING will take place
on the 20th of December, 1971
at the New Windsor Town Hall,
555 Union Avenue, New Windsor,
N.Y., beginning at 8 o'clock P.M.
FRED WYGANT Chairman
By Patricia Della Secretary

State of New York
County of Orange, ss:

Hugh V. Nocton , being duly sworn deposes and
says that he isPrincipal Clerk..... of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News.
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published

One Time

.....
in said newspaper, commencing on the.....10th.....day of
December.....A.D., 19 71 , and ending on
the10th..... day of December..... A.D., 19 71

Subscribed and sworn to before me this
14th December 19 71
..... day of..... 19.....

Hugh V. Nocton
Edward H. Gao

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1973



Adopted 12/20/65

APPLICATION FOR VARIANCE

Application # 71-24

Date: Nov. 18, 1971

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (~~WE~~) ED C. MOULTON of 23 Wintergreen Avenue, Newburgh,
(Street & number) N. Y.
9 (State) HEREBY MAKE

APPLICATION FOR A VARIANCE:

A. LOCATION OF THE PROPERTY No. 269 Quassaick Avenue, New Windsor, N. Y.
(Street & Number) (Use district on Map)

B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, by number, sub-section and paragraph of the Zoning Ordinance applicable. Do not quote the ordinance.) Art III Sec. 48-7

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's lands, structures or building and do not apply to the neighboring lands, structures or buildings in the same zone because: _____

The structure as it appears now is too large for residential
use and a hardship exists because no one will purchase the
property for residential use because of the location on Rt. 94.

2. Strict application of the provisions of the ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: Applicant has tried to sell the property for a number

of years strictly for residential use but has had no buyers.

Property has been vacant for 2 years and applicant has been

unable to utilize the property for residential use.

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: Applicant was running his real estate business on the

premises before Zoning came into effect.

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: Applicant intends to make certain structural

changes which will enhance the original building

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: there are many businesses located within

the area including a law office, dentist office, delicatessen

Post office, barber shop, drug store, etc.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Applicant intends to make certain structural changes -

see attached.

E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Board of Appeals.

F. NOTICE OF HEARING; Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1 of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 M of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Board.

Dated: November, 1971

Signature of Applicant

STATE OF NEW YORK) SS
COUNTY OF ORANGE)

Sworn to on this 18th day of Nov., 19 71

PATRICIA DELIO

Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1972

Patricia Delio
(Notary Public)

23 Wintergreen Ave

Address

Newburgh, N. Y.

Telephone No.

DO NOT WRITE IN THIS SPACE

Application No. 71-24

Date of Hearing 12/20/71

Date of Decision 1/17/72

Date Rec'd. Nov. 18, 1971

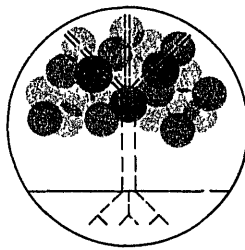
Notice Published Dec. 17, 1971

DECISION:

Approved.

Department of Planning

Peter Garrison, A I P , Commissioner
Edwin J Garling, A I P , Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V Mills, County Executive

January 10, 1972

Mr. Fred Wygant, Jr., Chairman
Town of New Windsor Zoning Board of Appeals
Forge Hill Road
New Windsor, New York 12550

Re: Use Variance - Moulton
Route 94

Dear Mr. Wygant:

We acknowledge receipt of the above application and have made our review, under the provisions of Sections 239, L and M, of the General Municipal Law. Our comments are as follows:

1. At the present time, there are several retail and service facilities, including a post office, in the area. Combined, they form a neighborhood-type commercial center. The area is, however, predominantly residential.
2. The proposed business-office use will probably generate an increase in the volume of traffic and noise in the area which could adversely affect surrounding residences.
3. The proposed use would represent a further intrusion into the surrounding residential area.
4. If approval is granted, your Board should consider the following:
 - a) access to the offstreet parking area
 - b) the number of parking spaces to be provided and their arrangement
 - c) the location and type of sign
 - d) a combined entrance and exit driveway of sufficient width to accommodate vehicles.

Mr. Fred Wygant, Jr.
Re: Use Variance - Moulton
Route 94

-2-

January 10, 1972

5. In addition, your Board should obtain from the New York State Department of Transportation recommendations regarding entrances, curb-cuts, drainage, etc. (if approval is granted).

We tend to favor, however, the retention of a small, neighborhood type commercial center and can see no justification for expanding such commercial groupings along major highways in the Town. We, therefore, deny County approval.

Very truly yours,

A handwritten signature in cursive script, reading "Peter Garrison".

Peter Garrison
Commissioner of Planning

PG:mj
cc: D. Bello
J. Tallarico

Public Hearing - 8 p.m. - Dec. 20, 1971

Ed Moulton No. 71-24.

Name Address

Ed Moulton 23 Wintergreen Ave
Newburgh N.Y.

Richard Pennin 365 Quassaick Ave
New Windsor N.Y.

Benedetto D'Angelo 273 Quassaick Ave. New Windsor N.Y.

Angela D'Angelo 273 Quassaick Ave. New Windsor N.Y.

John R. Wilson 279 " " "

Edward Ampreman 224 S Broadway, S. Nyack, N.Y.

Richard J. Butler, 308 Quassaick Ave, New Windsor, N.Y.

Fredric J. Warness P.O. Box 148, Newburgh N.Y.

M & M Realty

QUASSAICK AVE. OPP. P. O.
P. O. B. 88, NEW WINDSOR, N. Y.

E. C. MOULTON

XXXXXX
46-28800
565-4140

Purchased 269 Quassaick Ave. Property in 1960 for home and 2 offices.

1965 this property was zoned residence, professional
In the 500 ft. area the following businesses were there in 1960

Drug Store & Doctors Office, Dentist Office, Midway Mkt., Dentist lab.,
T.V. Repair shop,

1960 to 1971 the following Businesses were added.

Post Office, Beauty Parlor, Lawyer offices, Gas station, Cross st. beauty
shop, Barber shop.

The following already existing businesses were enlarged or changed.
Drug store Bldg. Doctor Office to apartments, then back to Doctors Offices,
with parking lot, Midway market enlarged, Pennisi property to Two Family
And wholesale fruits in season. Dentist Bldg Enlarged.

At the present time my Property is 100% surrounded by some sort of business.

1967 retired from Tobin Packing closing one office, 1968 purchased new
smaller, better home, also had to move Real Estate Brokers Office As I
was not allowed to have Office there after I moved my residence.

Starting in 1967 I tried to sell this building through my office, was
unable to move, 1969 to date have been using 10 of the best real estate
brokers in area. They and their prospects all had the same negative
answers the ones that could afford to buy would not live there, the ones
that would live there, could not afford taxes and cost.

To date I have lost from \$14,000 to \$15,000 in this waiting period.
Mostly Interest, Taxes, Heat, Insurance, Maintenance, and Rent for my Real
Estate Brokers Office For 3 years at a separate address 257 Third St.
Newburgh, N.Y.

269 Quassaick Ave. Bldg. Has been totally Vacant for Three Years.

At the present time I Respectfully request a Varance to allow me to move
my Brokers Office back to this building, and remodel inside of building into
Two Doctors Offices and ~~XXXXXX~~

This Property is over one acre, with parking for 50 to 60 cars in rear
A new entrance on South line would be at street level. Exit on north line
would be elevated for a safe exit from Offices to street. Traffic pattern
would not change that much as offices would be closed Sundays when Midway
Mkt. has its biggest after Church rush. There are other Changes to be made in
this area that will lessen traffic more than I will add to it.

Ed. C. Moulton



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

November 16, 1971

Mr. Edward C. Moulton
P. O. Box 88
New Windsor, New York 12550

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RE: 269 Quassaick Avenue

Dear Sir:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above referenced property.

The charge for this service is \$25.00. Please remit same to me, making the check payable in my name.

Respectfully,

ELLSWORTH E. WEYANT
Assessor
Town of New Windsor

EEW:pt
Encls.

Richard Pinski
2 to 3 Quassaick Ave
New Windsor, NY



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Mr. Edward C. Moulton
RE: 269 Quassaick Avenue

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

✓ Fredric J., Fred E. & Tessie W. Warmers
Post Office Box 148
Newburgh, New York 12550

✓ Irving & David Kaplan
Irving Schwartzman
9 Charlotte Place
Monroe, New York 10950

✓ Gus J., Della M. & John J. Detoro
260 Quassaick Avenue
New Windsor, New York 12550

✓ William J. & Mabel L. Showler
258 Quassaick Avenue
New Windsor, New York 12550

✓ Sun Oil Company
1608 Walnut Street
Philadelphia, Pa.

✓ David & Irving Kaplan
264 Quassaick Avenue
New Windsor, New York 12550

✓ Dominick & Celia Barone
266 Quassaick Avenue
New Windsor, New York 12550

✓ Jerald Fiedelholtz & Emilio Panella
10 Stonecrest Drive
New Windsor, New York 12550

✓ William & Katherine Wasicko
272 Quassaick Avenue
New Windsor, New York 12550

✓ Angelo & Naomi Poliotti
276 Quassaick Avenue
New Windsor, New York 12550

✓ Anthony & Sylvia Pacione
278 Quassaick Avenue
New Windsor, New York 12550

Alfonso & Rita M. Terrasi
280 Quassaick Avenue
New Windsor, New York 12550

Ann C. & Harry C. Ferguson

✓ Ann C. & Harry C. Ferguson
P. O. Box 1161
Newburgh, New York 12550

✓ Arcade J. Duval
MD #14, Jay Street
New Windsor, New York 12550

✓ Salvatore J. & Maria A. Rubino
MD #14, Jay Street
New Windsor, New York 12550

✓ Joshua & Phyllis Suchoff
MD #14, Jay Street
New Windsor, New York 12550

✓ Gilda M. & Louis J. Cervoni
39 Cross Street
New Windsor, New York 12550

✓ William & Anna Peri
37 Cross Street
New Windsor, New York 12550

✓ Angelo & Mary Scalzo
35 Cross Street
New Windsor, New York 12550

✓ Clifford & Marie Davis
33 Cross Street
New Windsor, New York 12550

✓ Harriet C. Denton
31 Cross Street
New Windsor, New York 12550

✓ Angelo & Anna M. Alessi
29 Cross Street
New Windsor, New York 12550

✓ Edgar P. & Rose M. Coppola
27 Cross Street
New Windsor, New York 12550

✓ Louis B. & Virginia Cimorelli
25 Cross Street
New Windsor, New York 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Mr. Edward C. Moulton
RE: 269 Quassaick Avenue

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

✓ Edward W. & Jane R. Farley
21 Cross Street
New Windsor, New York 12550

✓ George J. & Julia M. Vechio
4 Schoonmaker Drive
New Windsor, New York 12550

✓ Patrick J. & Gloria M. Diamonti
8 Schoonmaker Drive
New Windsor, New York 12550

✓ Kathryn E. & Mary A. Gillen
289 Quassaick Avenue
New Windsor, New York 12550

✓ Joseph A. & Jeannie P. Angelone
Moore's Hill Road, RD #2
New Windsor, New York 12550

✓ Gosta & Adelaide Nilsson
279 Quassaick Avenue
New Windsor, New York 12550

✓ Ronald Areman & Abraham Rothenberg
277 Quassaick Avenue
New Windsor, New York 12550

✓ Benedetto A. Dangelo
273 Quassaick Avenue
New Windsor, New York 12550
✓ Richard J. & Ruth P. Pennisi
265 Quassaick Avenue

✓ Eugene & Carissima & Rao Roma Garzione
263 Quassaick Avenue
New Windsor, New York, 12550

✓ John S. & Buser Mary Grzibowski
261 Quassaick Avenue
New Windsor, New York 12550

✓ John P. & Rena A. Marker
259 Quassaick Avenue
New Windsor, New York 12550

✓ Attilio & Maria Gandolfini
24 Cross Street
New Windsor, New York 12550

✓ Anthony J. & Virginia Martini
26 Cross Street
New Windsor, New York 12550

✓ Holger C. & Evelyn M. Holt
32 Cross Street
New Windsor, New York 12550

✓ William & Evelyn S. Lampack
34 Cross Street
New Windsor, New York 12550

✓ George C. & Mildred L. Dittbrenner
36 Cross Street
New Windsor, New York 12550

✓ Joseph S. & Helen M. Miller
38 Cross Street
New Windsor, New York 12550

✓ Josephine & Leo Bolduc
44 Cross Street
New Windsor, New York 12550

Respectfully Submitted,
Ellsworth E. Weyant, Jr.
ELLSWORTH E. WEYANT
Assessor
Town of New Windsor

EEW:pt

PLEASE PUBLISH ON OR BEFORE THE 10th day of December, 1971. Send bill to:

Ed C. Moulton
23 Wintergreen Avenue
Newburgh, N. Y. 12550

PUBLIC NOTICE OF HEARING BEFORE
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
Town of New Windsor, New York will hold
a public hearing pursuant to Section 48-33A of the Zoning
Ordinance on the following proposition:

Appeal No. 24

Request of ED C. MOULTON for a
Variance ~~to the Zoning Ordinance~~ of the regulations of
the Zoning Ordinance, to permit professional offices in
(describe proposal)
an RB district, being
a Variance Conditional Use Permit of Article III,
Section 48-7, for property owned by him situated
as follows: No. 269 Quassaick Avenue, New Windsor, N. Y.

SAID HEARING will take place on the 20th of December, 1971,
555 Union Avenue, New Windsor, N. Y.
at the New Windsor Town Hall / beginning at 8 o'clock P.M.

FRED WYGANT
Chairman

By: Patricia Delio, Secretary

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE 10/29/71

APPLICATION is hereby made for the following:

Agenda ☒ Service ☐

- ✓ 1. Name Edward C Moulton
Address 23 Winteryer n Avenue Newburgh, NY
Telephone number 865 - 4140
Are you the owner of the property? Yes

- ✓ 2. Briefly describe intention (or attach) and location of property:
To change alter building for additional professional offices for doctors as I have my real estate office there.

3. PLANNING BOARD

☐ Site Plan Preliminary Meeting
☐ Subdivision Preliminary Meeting
☐ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

☐ Interpretation of Ordinance or Map
☒ Variance (Notify P/B - plans if necessary)
☐ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

☐ Planning Board action needed
☐ Z.B.A. action needed
☐ Site plan needed
☐ Subdivision approval needed
☐ Water, Sewer and Highway action needed

ACTION TAKEN:

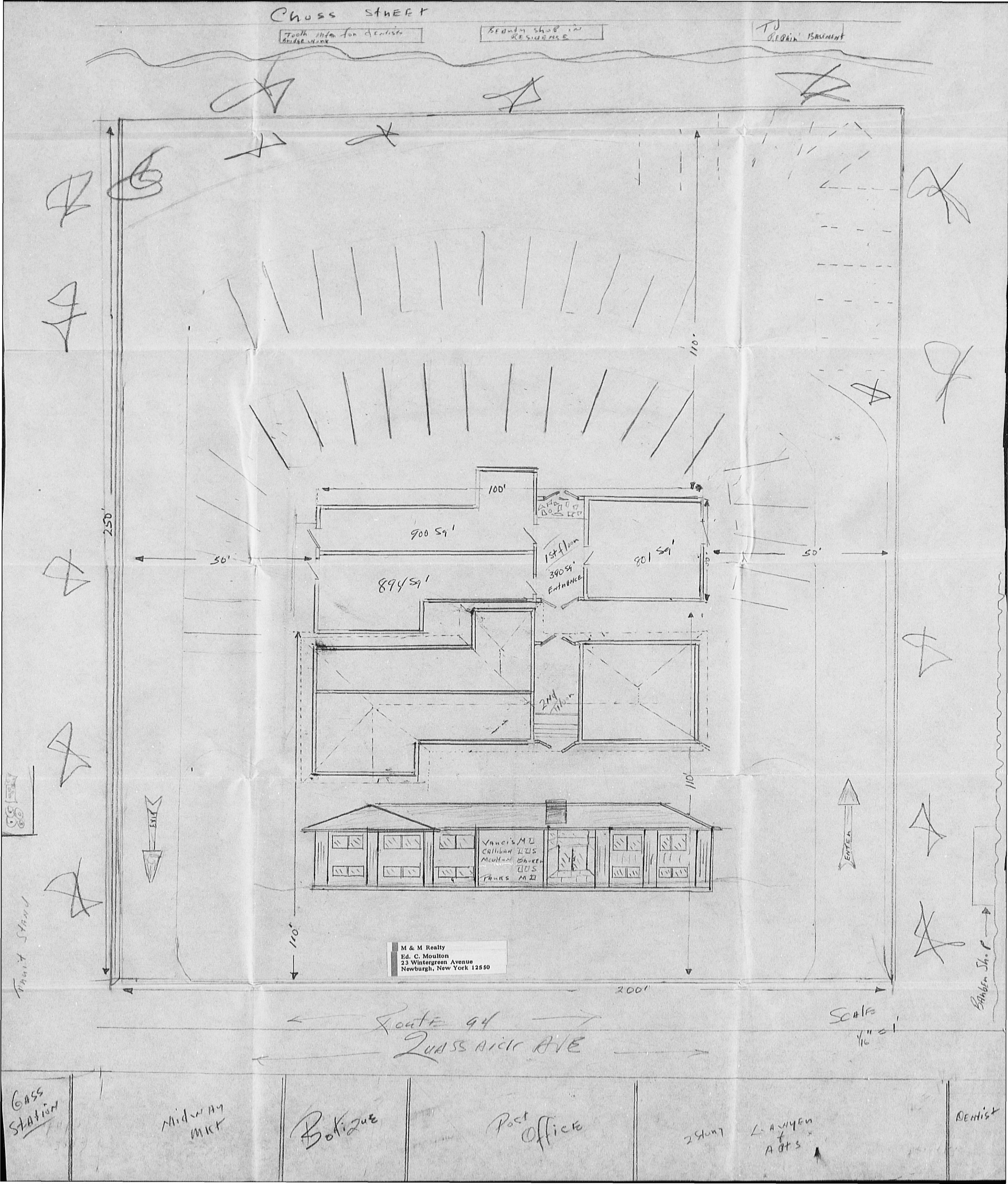
I do hereby affirm that all fees, permits and charges
applicable under the laws and ordinances of the State of New

CROSS STREET

Tooth info for dentist

SEVENTH SHOP IN RESIDENCE

TO REPAIR BASEMENT



M & M Realty
Ed. C. Moulton
23 Wintergreen Avenue
Newburgh, New York 12550

Route 94
QUASSICK AVE

CASS STATION

Midway MKT

Boutique

Post Office

2nd

LAWYEN
APTS

DENTIST